

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this **6th** day of **June, 2006**, by and between **John W Hodges, a married man**, party of the first part, and **Andy Ferguson, an unmarried person**, party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **Mississippi**.

**Lot 264 of Section C, Fox Creek Subdivision, Section 30, Township 1 South, Range 5 West as shown on plat of record in Plat Book 71, Page 9, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particularly description of said property.**

**Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 459, Page 598 in said Register's Office.**

**Parcel #: 1059 3007.0-00264.00**

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,


and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

So. Just Fed

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WITNESS the signature of the party of the first part the day and year first above written.

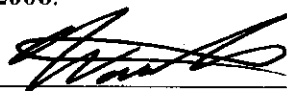
  
John W Hodges

  
Ashante Hodges

STATE OF TENNESSEE, COUNTY OF SHELBY

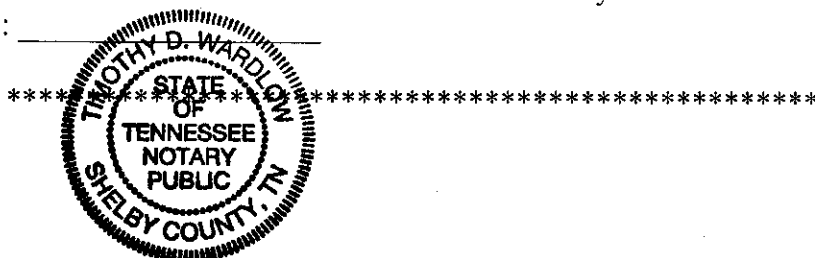
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John W Hodges and Ashante Hodges** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of June, 2006.



Notary Public

My commission expires: \_\_\_\_\_



My Comm. Exp. 08-17-08

Property address:

**7402 Fox Tree Lane  
Olive Branch, Mississippi 38654**

BK 531 PG 118

Grantor's address **7402 Fox Tree Lane  
Olive Branch, Mississippi 38654**

Grantee's address **6338 Oak Leaf Dr  
Olive Branch, Mississippi 38654**

Phone No.: **901-751-7955**

Phone No.: **662-893-1112**

Phone No.: **N/A**

Phone No.: **901-487-6351**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Decision One Mortgage Company, LLC  
6060 J.A. Jones Drive, Suite 1000  
Charlotte, NC 28287**

This instrument prepared by:

**Southern Trust Title Company**

**6465 Quail Hollow, Suite #401  
Memphis, TN 38120  
(901) 751-7955**

File No.: **1213302**

Return to:

**Southern Trust Title Company  
6465 Quail Hollow, Suite #401  
Memphis, TN 38120**

(FOR RECORDING DATA ONLY)